



DEPARTMENT OF
ENVIRONMENTAL PROGRAMS

Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1306
SNOW HILL, MARYLAND 21863
TEL: 410.632.1220 / FAX: 410.632.2012

LAND PRESERVATION PROGRAM
STORMWATER MANAGEMENT
SEDIMENT AND EROSION CONTROL
SHORELINE CONSTRUCTION
AGRICULTURAL PRESERVATION
ADVISORY BOARD

WELL & SEPTIC
WATER & SEWER PLANNING
PLUMBING & GAS
CRITICAL AREAS/FORESTRY
COMMUNITY HYGIENE

May 22, 2026

This notification is to advise you that the Department has received and is presently reviewing the following request for a shoreline construction project:

Keith & Christina Hitchens - Request No. 2026-033 – Request to construct 82 linear feet of rip rap revetment. Max channelward extension 10'. Request to construct 6'x16' ramp down to a 6'x30' fixed pier. Max channelward extension 14'. This project is located at 12328 Dixie Drive, Bishopville, also known as Tax Map 10, Parcel 177, Lot 41. Fifth Tax District of Worcester County, Maryland.

The Department in considering this application will make specific findings of fact with regard to the environmental impact, navigational impact, recreational potential, commercial benefit to Worcester County, impact of the proposed construction upon the surrounding neighborhood and upon property values therein, and any other pertinent issues. Approval from the Department does not guarantee approval from any other applicable regulatory agencies.

If you have an interest which may be adversely affected by the issuance of this permit, you are requested to notify this Department in writing within fifteen (15) calendar days which will end on June 6, 2026.

Sincerely,

Brandy Whitlock
Natural Resources Specialist II

cc: Interested Parties
David Bradford, Deputy Director
File



WORCESTER COUNTY
SHORELINE CONSTRUCTION
APPLICATION

Request No.: 2020-033
Submission Date: 5-22-24

Major Construction (\$300.00)

Minor Construction (\$150.00)

Written Description of Proposed Improvement (include channelward distance):

Construction of 82 LF of rip rap revetment w/ channelward encroachment not to exceed 10'
Construction of a 6x16 ramp down to a 6x30 fixed pier. Channelward encroachment not
to exceed 14'

Property Description:

Map: 10 Parcel: 177 Lot: 41 Section: _____ Block: _____ Tax District: 5
Street Address: 12328 Dixie Dr. Bishopville MD, 21813
Subdivision: 224
Dwelling on lot: Yes Dwelling under construction: _____ Vacant: _____ Commercial: _____

Owner: Keith + Christina Hitchens Phone No. 302-245-2316
Mailing Address: 12328 Dixie Dr. Bishopville, MD 21813
E-Mail Address: Keith.Hitchens@84lumber.com

Contractor: RG Murphy Phone No.: 410-353-5015
Mailing Address: 10773 Bishopville Rd. Bishopville, MD 21813
E-Mail Address: rgmurphy@comcast.net

Recorded Adjacent Property Owner: Richard + Melody Pairo
Property Address: 12318 Dixie Dr.
Tax Map: 10 Parcel: 177 Lot: 40 Section: _____ Block: _____

Recorded Adjacent Property Owner: James + Elaine Welsch
Property Address: Lot 42 Beverly St. Bishopville, MD 21813 - 11406 Depew Way Westminster CO
Tax Map: 10 Parcel: 158 Lot: 42 Section: _____ Block: _____ 80020

As the applicant, I attest that the information presented on this application, site plan and any written documentation attached hereto is known to be accurate. I understand that the proposed shoreline improvement will be constructed to meet or exceed minimum design standards adopted by the Department. Any deviation from these standards will require construction plans sealed by an engineer registered in the State of Maryland. I acknowledge that any falsification of information presented may result in revocation of this approval and of the subsequent Shoreline Construction Permit.

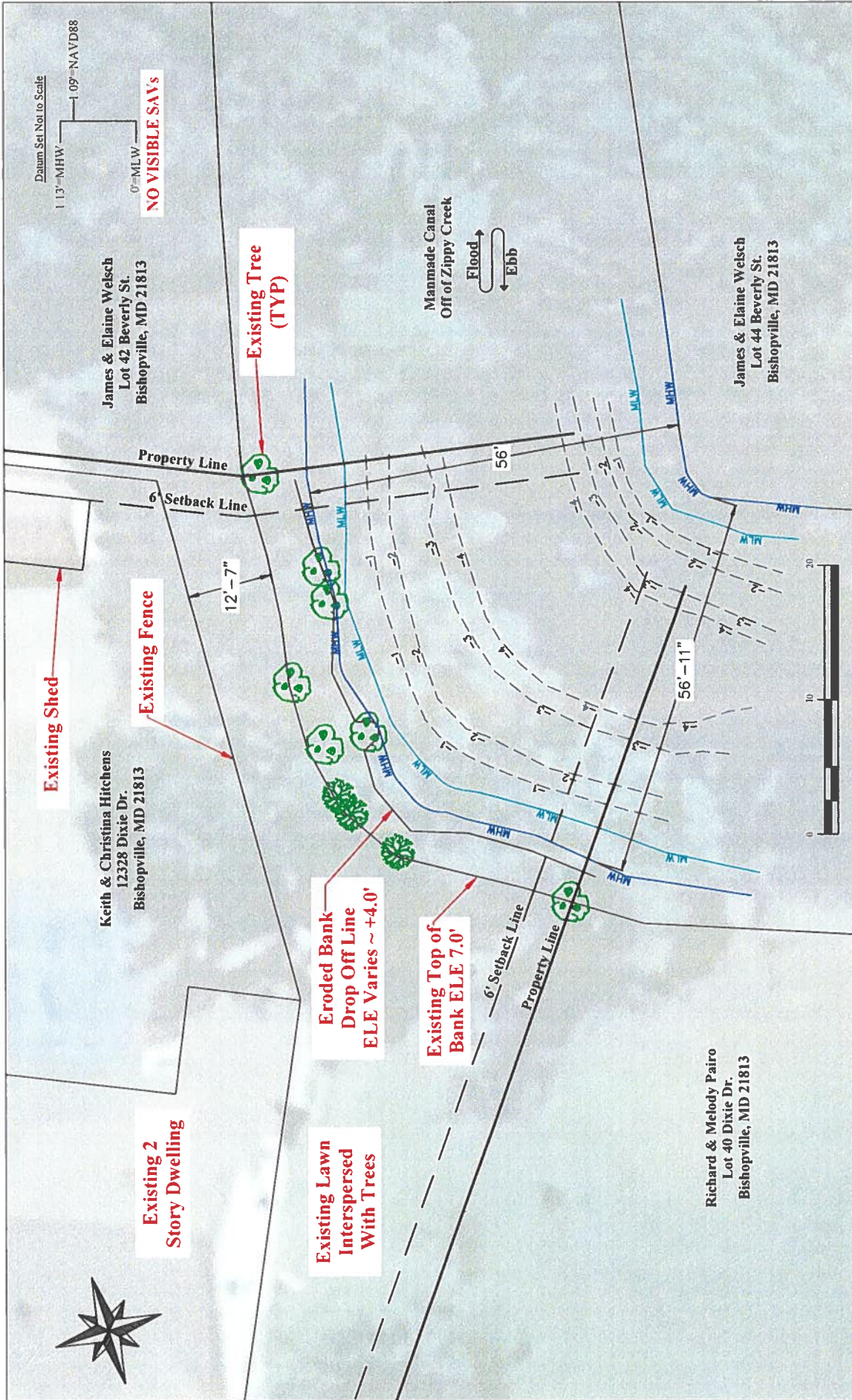
[Signature] 5/16/26
Owner/Applicant's Signature Date

DEPT. USE ONLY:

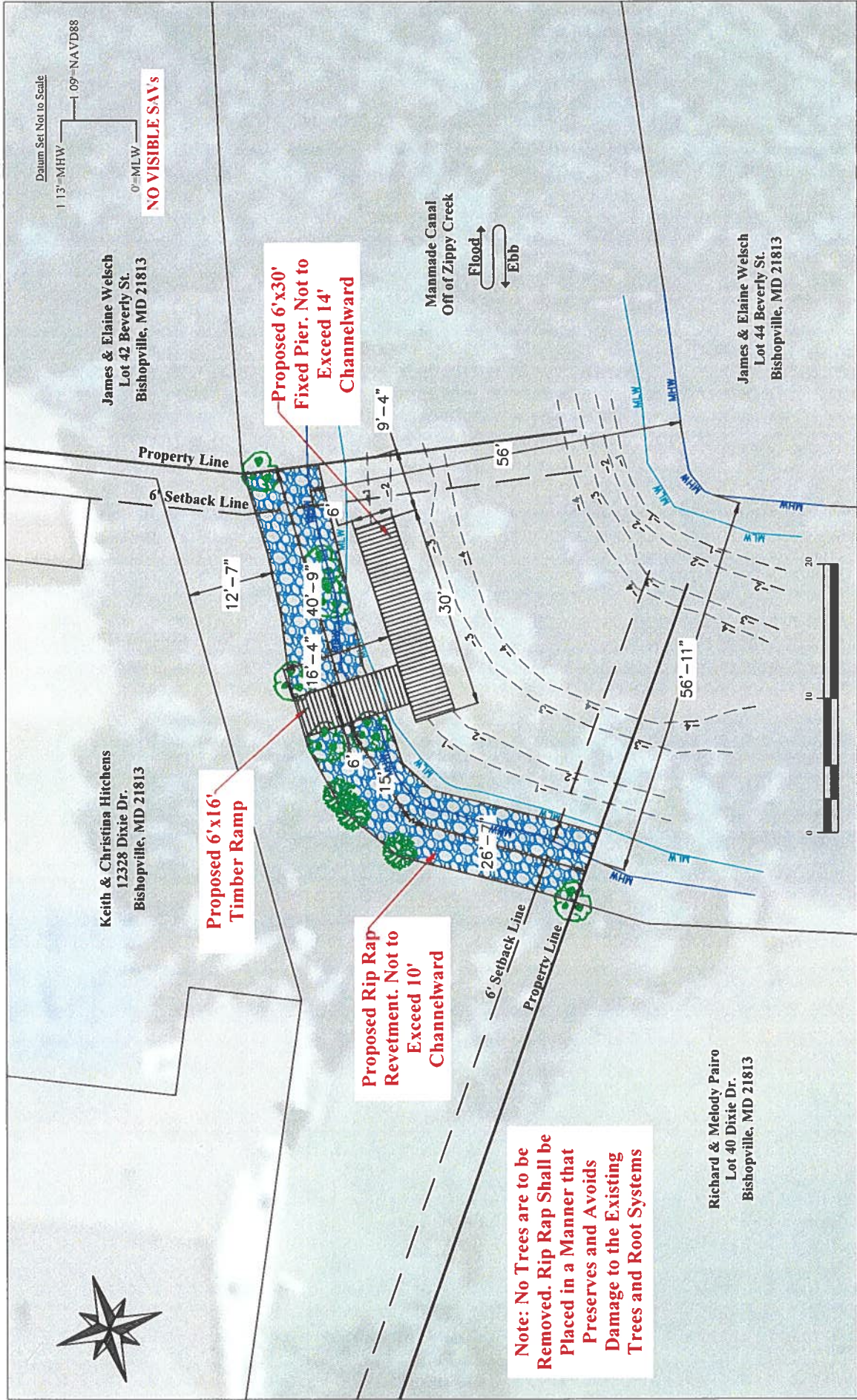
Notification Distribution Date: 5-22-24 Public Comment Deadline: 6-6-24 (5 calendar days)
Department Approval Date: _____ Expiration: _____



Sheet 1 of 4	Drawing Details Date Drawn: 5/14/2026 Survey Date: 5/13/2026 Drawn By: TJ File Name: 12328 Dixie Dr. Notes: Survey points were taken with a RTK Rover with horizontal reference to 1900 MD State Plane and Vertical NAVD88. ELE's converted to MLW Using NOAA's VDATUM with interpolations from local tide data.		Work Scope Construction of approximately 82 LF of rip rap revetment extending the length of the property. Channel ward encroachment not to exceed 10'. Construction of a 6'x16' fixed ramp down to a 6'x30' fixed pier. Channel ward encroachment not to exceed 14'.		Vicinity Map Tidal Solutions, LLC 12314 Bette Dr. Bishopville, MD 21813	
	Scale NTS	Owner: Keith and Christina Hitchens 12328 Dixie Dr. Bishopville, MD 21813	Lot 41	Parcel 0177 0019	Grid EWR 1, P.21	Plat Book MSA C2157-5871

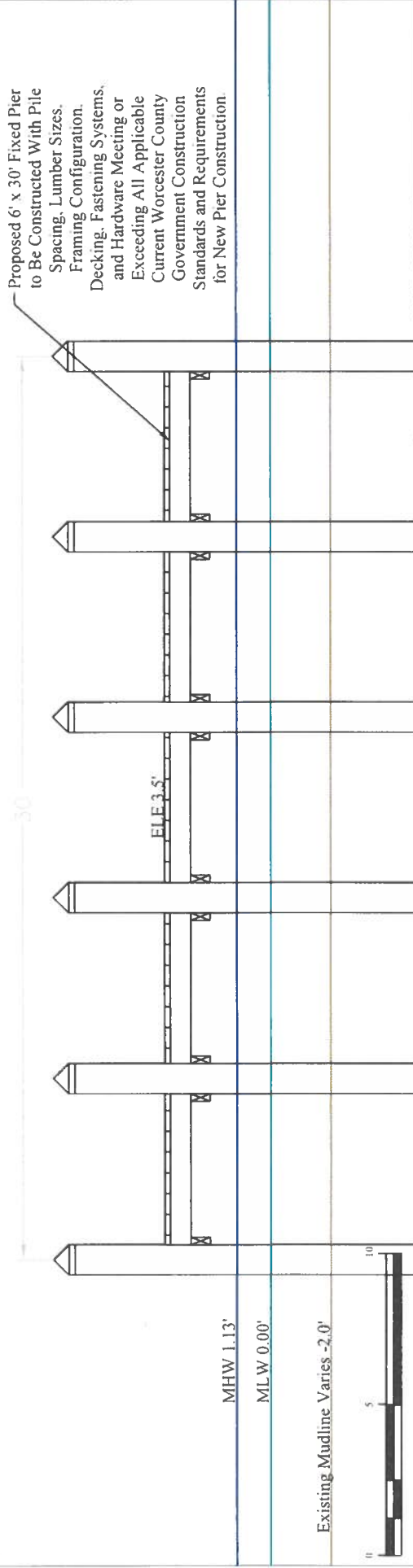
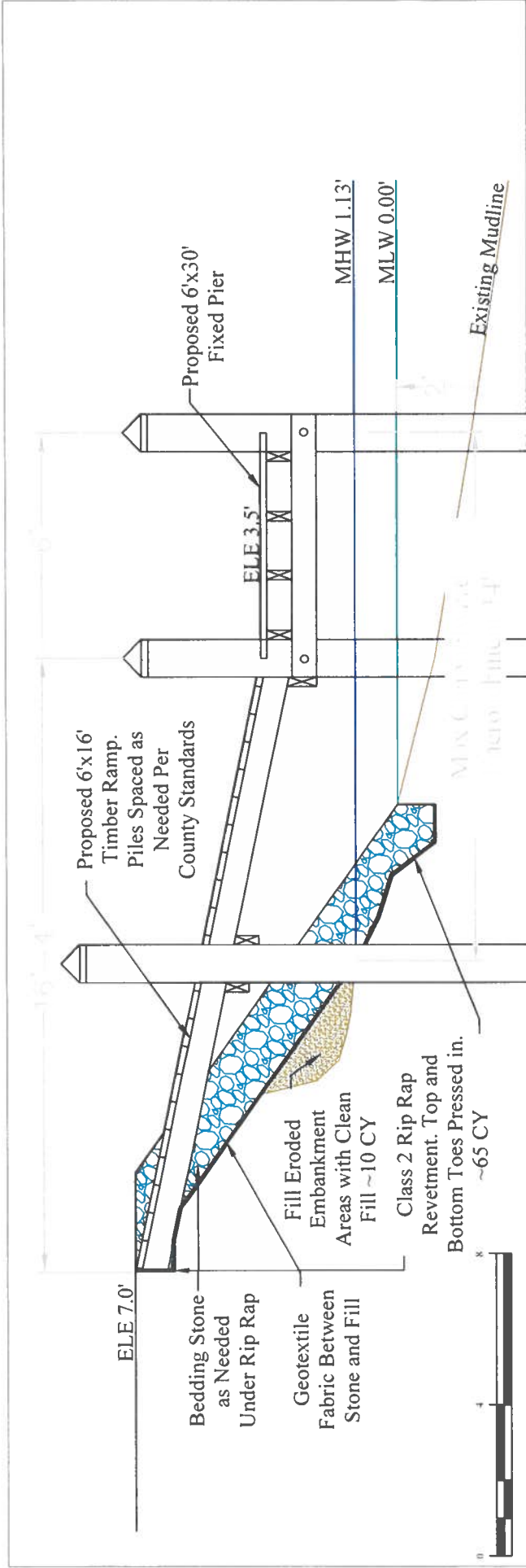


Sheet 2 of 4	Drawing Details Date Drawn: 5/14/2026 Survey Date: 5/13/2026 Drawn By: TJ File Name: 12328 Dixie Dr. Notes: Survey points were taken with a RTK Rover with horizontal reference to 1900 MD State Plane and Vertical NAVD88. ELE's converted to MLW Using NOAA's VDATUM with interpolations from local tide data.			
	Scale 1"=20'			
Work Scope Construction of approximately 82 LF of rip rap revetment extending the length of the property. Channel ward encroachment not to exceed 10'. Construction of a 6'x16' fixed ramp down to a 6'x30' fixed pier. Channel ward encroachment not to exceed 14'.		Grid 0019	Parcel 0177	Lot 41
Owner: Keith and Christina Hitchens 12328 Dixie Dr. Bishopville, MD 21813		Plat Book EWR 1, p.21 MSA C2157-5871	Existing Conditions Tidal Solutions, LLC 12314 Bette Dr. Bishopville, MD 21813	



Note: No Trees are to be Removed. Rip Rap Shall be Placed in a Manner that Preserves and Avoids Damage to the Existing Trees and Root Systems

Sheet 3 of 4	Drawing Details Date Drawn: 5/14/2026 Survey Date: 5/13/2026 Drawn By: TJ File Name: 12328 Dixie Dr. Notes: Survey points were taken with a RTK Rover with horizontal reference to 1900 MD State Plane and Vertical NAVD88. ELE's converted to MLW Using NOAA's VDATUM with interpolations from local tide data.			
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Scale 1"=20'	Owner: Keith and Christina Hitchens 12328 Dixie Dr. Bishopville, MD 21813	Parcel 0177	Grid 0019	Plat Book EWR I, p.21 MSA C2157-5871
Proposed Conditions		Tidal Solutions, LLC 12314 Bette Dr. Bishopville, MD 21813		



Proposed 6' x 30' Fixed Pier to Be Constructed With Pile Spacing, Lumber Sizes, Framing Configuration, Decking, Fastening Systems, and Hardware Meeting or Exceeding All Applicable Current Worcester County Government Construction Standards and Requirements for New Pier Construction.

Sheet 4 of 4	Drawing Details Date Drawn: 5/14/2026 Survey Date: 5/13/2026 Drawn By: TJ File Name: 12328 Dixie Dr.		Work Scope Construction of approximately 82 LF of rip rap revetment extending the length of the property. Channel ward encroachment not to exceed 10'. Construction of a 6'x16' fixed ramp down to a 6'x30' fixed pier. Channel ward encroachment not to exceed 14'.			
	Scale Use Bar		Owner: Keith and Christina Hitchens 12328 Dixie Dr. Bishopville, MD 21813	Parcel 0177	Grid 0019	Plat Book EWR 1, p.21 MSA C2157-5871
Proposed Conditions: X Section			Tidal Solutions, LLC 12314 Bette Dr. Bishopville, MD 21813			

12328 Dixie Dr. Site Photos

